

## 1. Community Need

### Community and Target Area Descriptions

The Better Community Development Corporation (BCDC) is a community development corporation in the City of Dover, Kent County, Delaware. The mission of BCDC is as follows: BCDC is dedicated to enhancing the quality of life for individuals in the neighborhoods we serve through programs of education, self-sufficiency, and economic empowerment, while strengthening families and improving our community. In February, 2016, the BCDC purchased a salvage yard located at 4928-4929 North DuPont Highway in Dover, DE. The vacant site is approximately 2.85 acres in size, and exhibits environmental impacts from historical uses. The site is a Delaware Certified Brownfield site and studies have concluded that remedial actions need to be implemented in order to redevelop this property into a mixed use redevelopment. The mixed use will include: retail space, office space, a community center, and a multi-family residential unit.

The Site, located along North DuPont Highway (US Route 13), just south of the town of Cheswold, appears to have been historically used for agricultural and commercial/industrial use, most recently operating as an automotive repair shop and salvage yard. The site is located along the north edge outside of the City of Dover limits, to the west border of the Town of Cheswold, in the Capital School District. The property is bordered by a 400 home trailer park, designated wetlands, and is directly across the street from a Super Walmart.

According to Census Data, the site is represented in a moderate level of income according to Census Tract data, with a Median Family Income of \$41,080. Almost 25% of families live below the poverty line. The population of 4,923 is 55.78% minority. There are 1,392 families and 1,721 households in the area. The median house age is 26 years old. The target area data exceeds the data for city of Dover, state of Delaware, and nationally, in terms of a greater percentage of minority residents, lower median household income, and higher poverty rate.

	Target Area – Census Tract:	City:	State:	National <sup>1</sup>
	Code: 0405.01	Dover	Delaware	
Population: <sup>2</sup>	4,923	37,522	909,611	314,107,084
Unemployment: <sup>3</sup>	Not available	5.2%	4.9%	5.0%
Poverty Rate:	25%	20%	12.48%	15.6%
Percent Minority:	55.78%	45.6%	36.8%	37.2%
Median Household Income:	\$41,080	\$45,363	\$60,318	\$53,482

<sup>1</sup> Data are from the 2014 American Community Survey Data profile and are available on American Fact Finder

<sup>2</sup> Data are from U.S. Census Quick Facts <http://www.census.gov/quickfacts/table>

<sup>3</sup> Data are from the Department of Numbers <http://www.deptofnumbers.com/unemployment/delaware/dover>

A 2016 Census Data analysis of the five mile radius from the site location notes a population of 50,529, with 20,491 households and 13,350 families. The average household size is 2.52, with 13,542 owner occupied housing units and 6,949 renter occupied housing units. The median age is 35.6, Median Household Income is \$53,198, and the Average Household Income is \$67,196. 27.1% of the population are youth ages 0 to 19, with 20.9% representing school-age youth.

### **Demographic Information and Indicators of Need**

The 2015 Annie E. Casey Foundation's Kids Count study notes that Delaware's child poverty rate has increased over the years, with the number of kids in poverty rising 40% from 2012 to 2014; more than double that of adults in poverty. The site is located in the Capital School District, however, the closest school site is more than four miles away, and there are no youth centers or community centers in the immediate area, within the four mile radius. There is limited public transportation in the area and DART bus service from Dover city center to the location is a 49 to 56 minute ride.

According to *The First Delaware State Health Improvement Plan, Assessing and Improving Community Health in Delaware*, June 2014, developed by the Delaware Department of Health and Social Services, Division of Public Health, Delaware is categorized as an unhealthy state, with a high burden of chronic disease. The cancer rates in Delaware exceed the national average.

According to the City of Dover, Delaware FY 2015-2019 Five Year Consolidated Plan, mandated by the U. S. Department of Housing and Urban Development (HUD), affordable housing, and associated issues such as homelessness public service needs and safe and livable neighborhoods were identified as priority needs. To collect data for prioritization, the City engaged in a citizen participation process, receiving information from on-line surveys, stakeholder meetings and other initiatives from other non-profit agencies.

The need for affordable housing and transitional housing for homeless persons or those at risk of becoming homeless, was one of three objectives to be carried out over the next five years. In addition to the housing issue, when asked the question of what is the priority need for the following community programs: community programs focusing on after-school enrichment for the youth, substance abuse, recreation and crime prevention ranked the highest. In terms of priorities for housing services and facilities, initiatives to assist the homeless and those at risk for homelessness ranked the highest.

Regarding questions about economic development activities, job creation/retention, and workforce development along with literacy/ GED preparedness programs ranked the highest, with independent living, rapid re-housing, employment training and homeless prevention ranking high in the category of addressing services and housing options for special populations. When asked to rank community facilities, the highest priority went to health care centers, community centers, child care centers, substance abuse centers and mental health facilities.

The BCDC also engaged in a process to collect information from residents. The BCDC circulated a survey, receiving 142 responses to identify community needs and gaps, and to collect demographic data. The following were identified as the greatest community needs:

1. Youth program and services, including after school/ summer programs, sports leagues and physical activity, youth counseling and support groups, mentoring and life skills, training and affordable child care. Community center space for youth focused activities.
2. Economic development to support better employment opportunities, job training, financial education and entrepreneurship.
3. Drug counseling and mental health and wellness programs.
4. Housing to include affordable housing, transitional housing and support for home ownership.
5. Health and wellness services.

Transportation was identified as an over-arching issue and barrier to services. Other issues included programming for seniors, veterans, and prisoner reentry initiatives.

The proposed site redevelopment plan will support the focus of Better Community Development Corporation to offer programs and services from a five-point holistic model, with the following priorities; Education and youth development, Housing, Self-Sufficiency Services, Health and Wellness, and Economic Development

### **Brownfields and Their Impacts**

Based on the review of the available historic aerial photographs, it appears that the Site was generally undeveloped from 1951 to 1989. During this period the Site appears to have been used for agricultural purposes. The first sign of development on the Site appears in the 1989 aerial photograph. This photograph shows that the Site was improved with several small structures and portions of the Site that were previously wooded were cleared for what appears to be general storage of automobiles. Historic aerial photographs from 1989 to 2011 indicate that the Site configuration generally remained the same with the exception of fluctuations in the amount of automobiles stored on the Site. The Site was most recently operated as an automotive repair shop and salvage yard. Currently, one small structure remains on the property and will be demolished as a part of the redevelopment of the site.

In January 2016, a Phase I Environmental Site Assessment (ESA) was completed for the Site. Based on the review and on-site evaluation, the report concluded that the historical use of the Site as a salvage yard represented a Recognized Environmental Condition (REC) for the Site and recommended that surface soil, subsurface soil, and groundwater sampling be conducted to further characterize environmental conditions. Additionally, a geophysical investigation was recommended to identify buried anomalies (e.g., septic system, utilities, etc.) at the Site.

In February 2016, a Brownfield Investigation was conducted at the 4928 – 4929 N. DuPont Highway Salvage Yard Site. The main components of the investigation are summarized below:

- A review of historical documents including reports, maps, and local directories indicated that the Site had been used historically for agricultural purposes until its development for use as an auto repair and salvage yard.
- A geophysical investigation was conducted to clear all proposed boring locations and to identify any subsurface anomalies (e.g., utilities). The investigation identified some

underground utilities which were previously used to service the existing structures and site features.

- Eight test pits were excavated and 24 soil borings were advanced at the Site to characterize existing environmental conditions. In addition to the soil sampling four monitoring wells were installed across the Site to evaluate shallow groundwater.
- Surface soil samples (0-2 feet below ground surface (bgs)) and subsurface soil samples (greater than 2 feet bgs) were collected from the test pits and soil borings. Groundwater samples were collected from each well.
- Soil samples were screened for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, pesticides, and Polychlorinated Biphenyls (PCBs) at the Delaware Department of Natural Resources and Environmental Control, Site Investigation and Restoration Section (DNREC-SIRS) laboratory in New Castle, Delaware. Based on the DNREC-SIRS screening results, samples were submitted to TestAmerica to be analyzed according to Hazardous Substance Cleanup Act Standard Operating Procedure (HSCA SOP). Benzene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, total xylenes, and nickel were detected at concentrations exceeding the February 2016 DNREC-SIRS Screening Levels for soil.
- Groundwater samples were submitted to TestAmerica to be analyzed according to HSCA SOP. Benzene, cobalt (dissolved), ethylbenzene, iron (dissolved), manganese (dissolved), naphthalene, 1,2,4-trimethylbenzene, and xylenes (total) were detected at concentrations exceeding the February 2016 DNREC-SIRS Screening Levels for groundwater.

The sample results from the Brownfield Investigation were used to perform a human health risk assessment for the property. Risk was found to be unacceptable for resident exposure to Chemicals of Concern (COCs) in surface soil, combined soil (surface and subsurface), and groundwater. Risk was also found to be unacceptable for outdoor worker exposure in surface soil. COCs were not identified in subsurface soil. Contaminant detections above the DNREC February 2016 Screening Levels attributed to Site soil and groundwater COCs are located primarily within the western portion of the Site. Because visual signs of contamination were identified throughout the Site, a specific contaminant source was not identified.

### **Welfare, Environmental, and Public Health Impacts**

The cleanup of the site is of concern to the area, not only because of its blighting effect on the entire community, but because of the close proximity to a church complex, 400 trailer home park site, early education program, and other mixed use commercial, industrial and potential business sites. The risks associated with trespassing on the vacant lot, potential for vandalism and further contamination, and the loss of potential development make this site an ideal location for a community revitalization project. The outcomes from cleanup and revitalization of the site will address the public health and environmental impacts noted above.

### **Cumulative Environmental Issues**

Within approximately a 1 mile radius of the BCDC brownfield site, there are 10 hazardous substance cleanup sites including 3 National Priority List sites, about 13 leaking underground



storage tank site, 10 aboveground storage tanks sites and 3 hazardous waste generators. These facilities have the potential to, or have already, impacted the environment within area of the brownfield site. Some of these facilities have been remediated or are undergoing cleanup at this time. All of these facilities contribute to the overall health impacts and willingness of businesses to develop in the area.

### **Cumulative Public Health Impacts**

The sample results from the Brownfield Investigation were used to perform a human health risk assessment for the property. Risk was found to be unacceptable for resident exposure to Chemicals of Concern (COCs) in surface soil, combined soil (surface and subsurface), and groundwater. Risk was also found to be unacceptable for outdoor worker exposure in surface soil. COCs were not identified in subsurface soil. Contaminant detections above the Delaware Department of Natural Resources and Environmental Control (DNREC) February 2016 Screening Levels attributed to Site soil and groundwater COCs are located primarily within the western portion of the Site. Because visual signs of contamination were identified throughout the Site, a specific contaminant source was not identified. Delaware has a higher than national average incidence rate for cancers, and according to the Delaware Department of Health and Human Services, the site location and target community, census tract 405, has a significantly higher cancer incidence rate. Although there is no definitive correlation between identified environmental issues and the cancer cluster, the removal and remediation of contaminants and any potential risk from Vapor Intrusion is a benefit to the community.

### **Financial Need**

#### **Economic Conditions**

The cost of investigation and remediation is a major barrier to brownfield development. The liability protection from past releases of a hazardous substance is equally important in incentivizing the reuse of contaminated properties. BCDC does not have the environmental expertise to manage this type of project without the support of expert consultants. EPA funding for this site would allow it to be addressed immediately.

#### **Economic Effects of Brownfields**

The existence of a Brownfields site hinders economic growth, depresses property values and limits the community's ability to generate tax revenue. The ability to provide some type of economic assistance for renovation, construction or any other type of improvements will not only attract new businesses to the area, but allow for the expansion of existing business, providing the potential to create jobs.

## **2. Project Description and Feasibility of Success**

The BCDC intends to develop this Brownfield site into a mixed use development which will include retail space, community center space, office space and residential dwelling units. In order to achieve the intended use, the Brownfield Investigation was completed and based on the results of the investigation, the potential for Vapor Intrusion into any newly developed structures was identified. A Vapor Intrusion investigation was performed and the analytical results were used evaluate the potential risk utilizing USEPA Vapor Intrusion Screening Level (VISL) Sub-

slab or Exterior Soil Gas Concentration to Indoor Air Concentration (SGC-IAC) Calculator Version 3.45, November 2015 RSLs (USEPA, 2015). Based on the data collected, Vapor Intrusion is a potential human health risk and will be addressed as a part of the cleanup plan. The BCDC has spent \$132,000 of the State of Delaware Brownfield grant funds to conduct the Brownfield and Vapor Intrusion Investigations. Since the site will require a cap and a vapor mitigation remedial technology, the anticipated cost of the work will exceed the State grant funds and BCDC will need additional funds to complete the redevelopment. The EPA Brownfield Cleanup Grant will enable the BCDC to complete the redevelopment which will cleanup a Delaware Brownfield site that presented an environmental and public health risk and hindered the redevelopment of the site. In addition, the property will be redeveloped into a multi-use community focused development including residential, commercial and community service facilities. In order to develop the parcel, the following activities will need to be undertaken.

At this time, BCDC is working with our technical experts and the DNREC to evaluate the most cost effective remedial actions to allow for the planned development of the site. BCDC will leverage DNREC Brownfield Grant Funding with the EPA Cleanup grant to enable the redevelopment of the property.

Clearing and grubbing of the cleanup site consists of the following: Clearing will cleanup and remove all debris and non-bio degradable materials from the cleanup site. This includes all metals, wood, plastic, concrete, asphalt and automobile components from the soil on the 2.85 acre site. Grubbing will remove vegetation and root systems from the cleanup site. All vegetation and roots that will interfere with the site cleanup will be removed and discarded.

Clearing and grubbing will remove organic and non-organic materials from the cleanup site soil. This will allow the placement of the Site Cap specified in the Brownfield remediation plan. This Site Cap requires 2 feet of clean soil or hard scape to cover the entire 2.85 acre site.

Additional tasks described in the sections below, include evaluation of remedial technologies, the remedial action work plan and engineering designs for the system chosen, the development and implementation of a Long Term Stewardship Plan, preparation of and submission of a remedial action completion report, and the receipt of a certificate of completion of remedy.

### **Alignment with Revitalization Plans**

Proposed site development will facilitate programs and services designed to empower individuals and families, addressing gaps in services and un-met needs, and it will further allow us to expand our community programs and services.

The proposed redevelopment site has the composition, which includes designated wetlands that will be part of the proposed environmental and STEM focused educational programming. The name of the proposed complex is the Green Village Empowerment Center, and will incorporate renewable energy sources in the structure, and potentially a roof-top garden, which, in addition to the adjacent wetlands, will provide the community and residents the opportunity to support a community garden, and the preservation of the wetlands.

The design concept for the complex includes three structures, each with a footprint of 7,200 square feet. The first building will be a one-story structure, designated for retail space. The second building will be a two-story structure of 14,400 square feet, and will serve as a community center, housing the community development center offices, and provide space for the continuum of health, human service and economic development programs. The third building will be a three-story residential structure dedicated to affordable housing. This 21,600 square foot building will potentially house twelve apartment units. The total estimated square footage of the complex will be more than 43,000 square feet.

The Green Village Empowerment Center will facilitate programs and services designed to empower those individuals and families who struggle daily with a continuum of needs. The structures will provide space for program collaboration with existing community based organizations and non-profits who do not currently have a presence in the area. The Green Village Empowerment Center will access to resources and programs for the community, while also creating a venue to develop new and emerging programs to address gaps in services and unmet needs.

The proposed redevelopment plan is consistent with the aforementioned City of Dover, Delaware Five Year Consolidated HUD Plan, which outlines a need for affordable housing, transitional housing, community development needs such as public service needs, and the specific goal of providing safe and livable neighborhoods. The City of Dover plan also highlights the need for comprehensive services that will assist homeless persons, or those at risk of becoming homeless, to obtain affordable housing, with support services that support economic sustainability. The cleanup site is located in an area where there are few community services, few transitional, and/or affordable housing options. The redevelopment plan includes programs in economic development to support better employment opportunities, job training, financial education and entrepreneurship.

## **Task Descriptions and Budget Tables**

### **Task Descriptions**

Project tasks will be performed by BCDC employees, qualified contracted environmental professionals, in partnership with DNREC, and construction/ demolition contractors. The BCDC Executive Director will administer the grant, coordinate public outreach, and provide general oversight and coordination. A contract project manager will coordinate the technical aspects of the cleanup. The outputs for the project will include: 1) a community involvement plan that will specify the activities to be conducted that will allow for public involvement; 2) An analysis of Brownfield Cleanup Alternative (ABCA) Document; 3) an administrative record; and 4) a cleanup completion report.

#### **Task 1 Community Involvement:**

BCDC is committed to involving the public in the cleanup of the site. The Community Participation Plan includes two public meetings, and a community needs survey prior to the grant submission to inform the formulation of goals by participants identifying priority needs for the redevelopment plan. Notice of the public meetings was disseminated to the community through notices in the Dover Post, the Smyrna Clayton Sun Times, the Delaware State News, and through various partner networks. The BCDC will engage the community quarterly, as the project moves

forward to share progress, and assist the public in understanding the project design and cleanup plan. Information on the plan and meeting schedules will be made available on the BCDC website.

**Task 2 Analysis of Brownfield Cleanup Alternatives (ABCA) Document:**

BCDC will contract with an environmental consulting firm approved by the Delaware Department of Natural Resources and Environmental Control (DNREC) to work with the BCDC and DNREC to evaluate the feasible site remediation plan for this property and develop a Remedial Action Work Plan based on this analysis. DNREC currently has a Memorandum of Understanding with EPA to among other things, investigate sites and develop remediation strategies. DNREC will issue a Proposed Plan of Remedial Action and notice it to the public and then will publish a Final Plan of Remedial Action that documents the selected remedy for the site. A Remedial Action Work Plan will then be developed which will include a review of the remediation strategies evaluated, the reason for choosing the technology, and the plan for how the remediation will be implemented. The report will be submitted for review and approval to the DNREC. The process for determining and evaluating this remedy is consistent with the EPA ABCA policy.

BCDC will provide monthly updates on the project on the BCDC website on the site progress and the other methods described in our community involvement plan. This will ensure the community has access to the information regarding the cleanup and redevelopment of the site. The website will provide an additional public information source when the Remedial Action Work Plan, Health and Safety Plan, the Environmental Specifications and the Remediation/Construction Completion documents are prepared.

**Task 3 Administrative Record:**

All documents relative to investigation and decision making will be placed in the Administrative Record (AR) which will be stored at the main BCDC facility, with the City of Dover and at DNREC's Site Investigation and Restoration Section Office in New Castle, DE. BCDC will contract with a Delaware approved environmental consulting firm to oversee and coordinate the installation of the vapor intrusion remediation system. The firm will be responsible for documenting all activities and assuring that the AR is kept up to date.

**Task 4: Cleanup Completion Report:**

On behalf of BCDC, the environmental consultant who performs the Tasks 2 and 3 will prepare and submit on BCDC's behalf the Remedial Action Completion Report that documents the installation of the remedy, the Operation and Maintenance program for site operation going into the future and any other required Long Term Stewardship documents or requirements. These reports, once approved by DNREC, will be added to the administrative record which will complete the Delaware Brownfield Program requirements and allow the BCDC to receive a Certification of Completion of Remedy which documents that the State of Delaware approves the remediated site for the selected reuse.

	<b>Task 1: Community Involvement</b>	<b>Task 2: Analysis of Brownfield Cleanup Alternative (ADCA) Document</b>	<b>Task 3: Administrative Record</b>	<b>Task 4: Cleanup Completion Report</b>	<b>Total</b>
<b>Personnel</b>	\$13,750				<b>\$13,750</b>
<b>Fringe Benefits</b>					<b>\$0</b>
<b>Travel</b>	\$1,525				<b>\$1,525</b>
<b>Equipment</b>					<b>\$0</b>
<b>Supplies</b>	\$400				<b>\$400</b>
<b>Contractual</b>		\$11,913	\$151,400	\$20,000	<b>\$183,313</b>
<b>Other (Community meeting expenses)</b>	\$1,012				<b>\$1,012</b>
<b>Total Federal Funding (not to exceed \$200,000)</b>					<b>\$200,000</b>
<b>Cost Share (20% of requested federal funds)</b>			\$42,700		<b>\$42,700</b>
<b>Total Budget</b>	<b>\$16,687</b>	<b>\$11,913</b>	<b>\$194,100</b>	<b>\$20,000</b>	<b>\$242,700</b>
<b>Task 1</b>	Community involvement includes % of Executive Director, BCDC, travel to two conferences, and expenses associated with community outreach and quarterly public meetings.				
<b>Task 2</b>	Portion of contractual work for analysis of Brownfield Cleanup Alternatives (balance to be leveraged through DNREC grant)				
<b>Task 3</b>	Contractual – AR – Design, coordination and installation of vapor intrusion remediation system - \$86,400 and clearing and grubbing tasks described in the Proposed Cleanup Plan - \$65,000.				
<b>Task 4</b>	Contractual – Preparation of Cleanup Completion Report				
<b>Cost Share</b>	\$42,700 – Expertise, labor and equipment defined in detail in Voluntary Cost Share summary				

### **Voluntary Cost Share/ Ability to Leverage**

**Cost Sharing:** The cost sharing on this project is provided by means of Labor and expertise. The clearing and grubbing of the 2.85 acre clean-up site is labor intensive and requires a high degree of knowledge, experience and heavy equipment. The Better Communities Development Corporation (BCDC) Board of Directors and associates are providing 1505 hours of professional services and labor for the clean-up project. The value of the services and labor provided by BCDC is \$30,100. In addition, BCDC will provide heavy equipment required to assist in the site clean-up and 250 hours of the labor component for heavy equipment operators. The heavy equipment includes dump trucks, back-hoe/ bucket loader, skid loader and excavator. The value of the heavy equipment and equipment operators is \$12,600. Therefore, the total value of the cost share for this site clean-up project is 42,700.

**Leverage:** To date, BCDC has leveraged a DNREC Brownfields grant, approved up to \$500,000 direct payment, and a \$125,000 matching (\$.50/\$1.00 match) direct payment or reimbursement to support assessment, investigation, remediation activities and oversight charges and expenses for the project. Documentation of committed leveraged resources is provided in the attachments.

### **3. Community Engagement and Partnerships**

#### **Engaging the Community**

The Better Community Development Corporation has hosted two community meetings on November 29 and December 1, 2016 to share the vision of the redevelopment project, and gain insight from community input. In addition to the two public meetings held to support the EPA grant, the BCDC hosted two public meetings in the summer of 2016, and collected, in total, more than 140 surveys from community residents to gain insight into community needs and service gaps. BCDC is committed to involving the public in the cleanup of the site. Community members will continue to be given significant opportunities for both formal and informal input on a wide range of issues.

The Community Participation Plan includes two public meetings and a survey prior to grant submission. The community needs survey results contributed to the formulation of redevelopment plan goals by participants identifying priority needs in the community. Notice of the public meetings was disseminated to the community through notices in the Dover Post, the Smyrna Clayton Sun Times, the Delaware State News, and through... The BCDC will engage the community quarterly, as the project moves forward to share progress, and assist the public in understanding the project design and cleanup plan. Information on the plan and meeting schedules will be made available on the BCDC website.

#### **Partnerships with Government Agencies**

The BCDC has developed a relationship with the City of Cheswold, Delaware, located less than one mile north of the project site. The Mayor and Town Council members participated in the public meetings, and invited the Executive Director of BCDC to deliver a presentation of the proposed project at a Council meeting. The Council assisted with promoting the public meetings, and anticipate various opportunities to partner with BCDC on the projects. In addition, the Mayor and Council requested that the project include the opportunity to introduce and foster an environment that explains, encourages, and stresses the importance of cooperation, and participation in municipal functions, especially by those Town of Cheswold residents with the local government of the Town of Cheswold.

The BCDC is working with the Delaware Department of Natural Resources and Environmental Control, and the technical expert consultants, BrightFields, Inc. to evaluate the most cost effective remedial actions to allow for the planned development of the site. BCDC will leverage DNREC Brownfield Grant Funding with the EPA Cleanup grant to enable the redevelopment of the property.

### **Partnerships with Community Organizations**

BCDC has a strong partnership with Crossroad Christian Church, whose ten acre campus is adjacent to the redevelopment site. The site location and redevelopment plan offers a host of partnership opportunities for the Crossroad Christian Church community. CCC has provided outreach support through its network for the public meetings. Members have attended the meetings, and provided comments and input for the redevelopment plan. CCC has provided in-kind contributions to the project, of facilities for hosting meetings, volunteers, and access to its membership to promote the project. BCDC will continue to identify partnership opportunities with CCC to engage the membership to serve as a referral source for programs once the project is complete. BCDC will work with the more than 800 members of CCC to support the community engagement and ongoing communication of the progress of the project.

BCDC has also developed a partnership with Solid Rock Community Center. The Center currently serves as a resource center for people within the Central Dover community, and as a place for youth outreach and educational support, providing community developmental opportunities. The center also collaborates with other community entities, such as BCDC, to assist in building and sustaining community projects. Solid Rock Community Outreach Center has provided space for the project related public meetings, facilitating access for BCDC to residents in Central Dover. We anticipate an ongoing partnership to communicate the progress of the project to community members, and partnering, once the redevelopment is complete, to deliver community-based programs, and to serve as a referral source for programs.

BCDC will partner with First State Community Action Agency to communicate with local residents about the scope and progress of the project, and serve as a potential program partner and source for referral, once the project is complete.

### **Partnerships with Workforce Development Programs**

BCDC plans to promote local hiring and procurement in the cleanup and redevelopment process. There are no Brownfields job training grantees in the immediate area, but through the partnership with BrightFields, Inc., BCDC has access to an intern from The Environmental Protection Agency's Workforce Development Program through West End Neighborhood House in Wilmington, Delaware. The EPA Environmental Job Training Program is offered through a partnership between West End Neighborhood House, Inc., Delaware Technical Community College, BrightFields, Inc. Environmental Services, the Delaware Department of Natural Resources and Environmental Control (DNREC), and the City of Wilmington. The program offers seven (7) different certifications and licenses related to environmental remediation along with a nationally-recognized credential in Customer Service. All classes are free of charge and the program is open to unemployed and underemployed Wilmington residents.

The BCDC will also partner with the Environmental Sciences Department at Delaware State University, (DSU). DSU is the State of Delaware's only Historically Black College/University (HBCU) located in Dover, DE. Only 3.4 miles from the development site, DSU is ideal for providing internships for students, and to tap into expertise on environmental issues related to the project. DSU Environmental Science majors are required to divide their time between the classroom and real-world learning environments, and the partnership would not only provide

research opportunities and hands-on project experience, but assist BCDC with developing and implementing a STEM focused curriculum for its education programs.

#### **4. Project Benefits**

##### **Welfare, Environmental and Public Health Benefits**

The primary benefit to the health and welfare of the community will be the removal of the ground cover and the capping or removal of contaminated soil that is impacting the surrounding land use, which is mixed commercial and industrial; but, also includes an early education program, with a 400 home trailer park in close proximity. The cleanup of the Brownfield site will result in the ability to revitalize the property and make it an asset to the surrounding community. With over 30 potential sources of contamination within a one mile radius of the Brownfield site, the community public health and welfare of the community has been impacted and could be further impacted, if future release occurs. By addressing the Brownfield site, the community benefits from the improved environmental conditions and the redevelopment will address the community needs.

The BCDC redevelopment plans include a community center facility, and the programming for the facility will include youth and teen programs. These programs will include a Science, Technology, Engineering, and Math component to encourage the school aged participants to pursue a career in one of these fields. The center also will provide a safe place for youth to engage in productive, healthy and learning centered activities. In addition, the redevelopment plan for the Brownfield site includes retail and office space to promote economic development and employment opportunities for the area residents, and it includes a multi-family residential dwelling to meet the need for affordable housing which will be designed to help the residents achieve future home ownership.

The proposed site redevelopment plan will support the focus of Better Community Development Corporation to offer programs and services from a five-point holistic model, with the following priorities; Education and youth development, Housing, Self-Sufficiency Services, Health and Wellness, and Economic Development. The EPA Brownfield Cleanup Grant will help leverage the funding necessary to begin a revitalization of the local community.

##### **Economic and Community Benefits**

The Site, located along North DuPont Highway (US Route 13), just south of the town of Cheswold, appears to have been historically used for agricultural and commercial/industrial use, most recently operating as an automotive repair shop and salvage yard. The site is located along the north edge outside of the City of Dover limits, to the west border of the Town of Cheswold, in the Capital School District. The property is bordered by a 400 home trailer park, designated wetlands, and is directly across the street from a Super Walmart.

The site location is in an area of where there are few public locations for community resources and services, no community or youth centers, and few small business storefronts. The proposed redevelopment plan includes retail space, connected to a community development center that will offer economic development programs, a small business incubator, and economic development programs to support better employment opportunities, job training, financial education, and entrepreneurship.



## **5. Programmatic Capability and Past Performance**

### **Programmatic Capability**

BCDC has developed a team of staff, volunteers, and consultant expertise to manage the Brownfield grant. The BCDC's organizational structure, supported by consultants, provides the administrative, legal, environmental, and financial requirements for the grant, including: contractor selection, oversight, billing, invoice reviews, payments to contractors, technical and site knowledge, and data analysis. The project will be implemented by Deborah Wilson, Executive Director and Tolano D. Anderson, President of BCDC.

Deborah Wilson is senior-level executive with a record of accomplishment in public, private, and non-profit sectors. Ms. Wilson brings to the project proven success in community building and investment, outcome and mission driven accountability strategies and matrices, all with a focus on social impact. In her current role as Executive Director of the Better Community Development Corporation, Inc. Ms. Wilson leads a community development corporation, focused on community investment and direct social service delivery. Her previous experience as President and Chief Executive Officer for two local affiliates of a national nonprofit, and Vice-President of Community Investment for a United Way affiliate, provide a wealth of expertise in mission-driven community engagement. Ms. Wilson has managed budgets in excess of tens of millions in the corporate sector, nonprofit budgets of 1.4 million, and a staff of 20. During her 20 year tenure in the not-for-profit sector, Ms. Wilson has gained practical knowledge and experience in: community development, fund raising and grants management, health and human services program management, advocacy and development, strategic planning, community relations, diversity management and cultural competency.

Tolano D. Anderson serves as the Chief Operating Officer for Kingdom Business Enterprises (KBE). He is responsible for supporting and managing the financial, legal, marketing, facility and operational requirements for more than a dozen client and affiliate entities. He is also the Chairman and President of the Better Community Development Corporation (BCDC).

During his 24 year military career, Mr. Anderson was highly decorated and distinguished as an Army Commander, Aviator, Intelligence Agent and Operations Officer. He has commanded over a 1,000 soldiers and managed budgets in excess of 150 million dollars. After his promotion to the rank of Major, Mr. Anderson was hand selected to become an Army Intelligence Agent, and granted the highest security clearance and assigned to the U.S. Army Foreign Counterintelligence Activity (USAFCA). Mr. Anderson has a Bachelor's Degree from San Diego State University. He attended the Army Command and General Staff College and the Combined Arms Services Staff School. Since his retirement, Mr. Anderson has become a highly successful businessman and real estate developer. He is very active in the local community and sits on the Board of Directors for two Non-Profit organizations. Mr. Anderson uses his knowledge and experience to make our community a better place through the Better Community Development Corporation.

The key environmental consultant on the project is BrightFields, Inc. BrightFields, Inc. is a full service, woman-owned, environmental consulting and remediation firm certified as a WBE/DBE in Delaware, Maryland, Pennsylvania, New Jersey, the District of Columbia, Virginia, and

nationally, through WBENC. With diverse technical and policy background, BrightFields offers expertise usually found in a much larger firm, with over 30 years of environmental management experience. BrightFields will guide BCDC through a wide range of complex technical and regulatory challenges, and provide the environmental evaluation, investigation, and remediation planning for the project.

BCDC will work directly with Dream Werks Construction, LLC. (DWC) on the clean-up of the site. DWC is a Delaware-based limited liability Corporation. The company has more than 40 years of experience in residential and commercial construction, project management and site development. DWC is highly experienced in site clean-up, clearing, demolition, design-build, and build to suit projects. DWC works closely with experienced engineers, architects and hazardous material professionals in developing and managing construction projects.

**Audit Findings – N/A**

**The BCDC has Never Received any EPA Funding**



STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES  
& ENVIRONMENTAL CONTROL  
DIVISION OF WASTE AND HAZARDOUS SUBSTANCES  
391 LUKENS DRIVE  
NEW CASTLE, DELAWARE 19720-2774

SITE INVESTIGATION &  
RESTORATION BRANCH

TELEPHONE: (302) 395 - 2600  
FAX NO.: (302) 395 - 2601

November 30, 2015

Ms. Tolano D. Anderson  
Better Community Development Corporation, Inc.  
630 West Division Street, Suite M  
Dover, Delaware 19904

**RE: Brownfield Certification and Funding Eligibility for the 4928 and 4929 N. DuPont Highway Salvage Yard Site, DE-1627**

Dear Ms. Anderson:

Based on review of Better Community Development Corporation, Inc.'s application for Brownfield Certification, please accept this letter as the Department of Natural Resources and Environmental Control's (DNREC's) official determination that the site known as the 4928 and 4929 N. DuPont Highway Salvage Yard site, consisting of a parcel numbers 4-00-04600-01-3302-00001 and 4-00-04600-01-3301-00001, located at 4928 and 4929 North DuPont Highway, Dover, Delaware, qualifies as a Brownfield pursuant to the *Regulations Governing Hazardous Substance Cleanup*, Section 3.4, which includes requirements for information on current use and zoning and intended or proposed development plans (3.4.3.1.2).

The Department has also determined that Better Community Development Corporation, Inc. is an eligible party under the Brownfields grant program. I want to emphasize that, while certification as a brownfield may confer certain advantages to help with cleanup and redevelopment, it is not by itself a guarantee of entitlement to any funding from the State. Under this program, a non-profit entity may be eligible for up to \$625,000.00 in grant money for approved investigative and remedial, and Department oversight costs pursuant to the *Hazardous Substance Cleanup Act Policy on Brownfield Grants*. For Better Community Development Corporation, Inc. to receive Brownfield Grant funding, it must first enter into a Brownfields Development Agreement (BDA) prior to taking title to the property and in accordance with public notice and comment provisions contained in 7 Del. C., § 9126(b).

Further, it is important to emphasize that to maintain the liability protection and Brownfield Grant funding afforded under HSCA for this project, the redevelopment of a previous salvage yard may not involve the reuse as a new salvage yard unless the implementation of Best

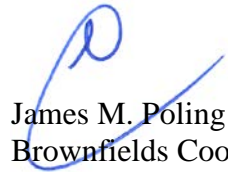
*Delaware's good nature depends on you !*

Management Practices (BMPs) for salvage yard use is approved by the Department. This restriction will be contained in the BDA and any environmental covenant required under the Final Plan of Remedial Action.

Based on the information provided in Better Community Development Corporation, Inc.'s Brownfield Certification/Grant Funding application, the Department expects that allowable costs for your site will be paid on the basis that it meets the 'smart growth' principle of being in either a Level 1 or 2 Investment area as prescribed by the Office of State Planning Coordination. Please keep in mind, grant funding is contingent on available funding. Additionally, please schedule a site visit with the Project Manager prior to submission of the Conceptual Site Model and Sampling and Analysis Plan, and prior to scheduling a Scoping Meeting.

If you should have any questions concerning this determination, please do not hesitate to contact me at (302) 395-2600. Thank you for participating in Delaware's Brownfield program.

Sincerely,



James M. Poling  
Brownfields Coordinator

JMP:vdh  
JMP15056.doc  
DE 1627 II H 3

Enclosure: HSCA Policy on Brownfields Grants

pc: Paul Will, Program Manager  
Wendy March, Project Manager (w/copy of BFC App.)  
Elizabeth LaSorte, Paralegal, SIRS (w/copy of BFC App.)  
Keith Brady, Esq., DAG  
Melissa Leckie, Management Analyst (w/copy of BFC App.)  
Sandra Kimbel, Administrative Specialist II  
Karissa Hendershot, SIRS GIS (w/copy of BFC App.)  
Saundra Miller, Accounting  
Elizabeth Wolff, TMS (w/copy of BFC App.)  
Kathy Stiller, Brightfields, Inc. (via email)



STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES  
& ENVIRONMENTAL CONTROL  
DIVISION OF WASTE AND HAZARDOUS SUBSTANCES  
391 LUKENS DRIVE  
NEW CASTLE, DELAWARE 19720-2774

SITE INVESTIGATION &  
RESTORATION SECTION

TELEPHONE: (302) 395 - 2600  
FAX NO.: (302) 395 - 2601

December 21, 2016

Ms. Deborah T. Wilson  
Executive Director  
Better Community Development Corporation, Inc.  
630 West Division Street, Suite G  
Dover, Delaware 19904

**RE: USEPA Brownfields Cleanup Grant Support Letter  
4928 and 4929 N. DuPont Highway Salvage Yard Site, DE-1627**

Dear Ms. Wilson:

The State of Delaware Department of Natural Resources and Environmental Control (DNREC) is pleased to support the Better Community Development Corporation, Inc.'s (BCDC) United State Environmental Protection Agency's Brownfields Cleanup Grant proposal. The Cleanup Grant will further the BCDC's efforts to remediate a large contaminated site that will enhance the quality of life for individuals in the neighborhoods its serves. DNREC acknowledges that BCDC will use this cleanup grant funding in a manner approved by the Department pursuant to the Hazardous Substance Cleanup Act (HSCA) and the regulations thereto.

DNREC has worked closely with community organizations, municipalities, and local governments throughout the State to decrease the impacts of these contaminated sites. The Department has also worked with the other State agencies in an attempt to coordinate the resources necessary to assist in the identification, assessment and ultimate remediation of brownfield sites. The State's Brownfield Development Program has been instrumental in leveraging millions of dollars state-wide in brownfield related remedial activities, including the comprehensive planning for their reuse.

The Department strongly believes that the remediation will facilitate Better Community Development Corporation, Inc.'s desire to create a sustainable development complex that will provide housing, training and education, and various health and wellness programs. The Cleanup

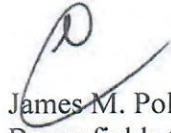
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Recycled Paper

Ms. Deborah T. Wilson  
December 21, 2016  
Page 2 of 2

Grant will serve as a springboard for community growth and enable its residents to move towards a healthier, more promising future.

Sincerely,

A handwritten signature in dark ink, appearing to be 'James M. Poling', written over the printed name.

James M. Poling  
Brownfields Coordinator

JMP:tlw  
JMP16033.doc  
DE 1627 II J 1

pc: Tim Ratsep, Program Administrator  
Paul Will, Program Manager  
Wendy March Project Manager



December 20, 2016

Deborah T. Wilson  
Executive Director  
Better Community Development Corporation, Inc.  
630 W. Division Street, Suite G  
Dover, DE 19904

Dear Ms. Wilson:

I am writing this letter to support the EPA Brownfields Cleanup Grant application of the Better Community Development Corporation, Inc. (BCDC). The property site sits adjacent to the Crossroad Christian Church (CCC) campus, is bordered by a 400 home trailer park, and designated wetlands. There are no public school buildings in the immediate area, and there is a lack of any type of youth center that can provide space for youth programs and social services. Given such prevalent gaps in community services, CCC is excited about the project's potential to address underserved and unmet community needs.

The proposed design concept includes three structures that will house a continuum of community-based services, affordable housing, and economic development opportunities. Remediation of the site will contribute to a healthier community, and eliminate the blight caused by the former salvage yard.

The site location and redevelopment plan offers a host of partnership opportunities for the Crossroad Christian Church community. CCC has provided outreach support through its network for the public meetings. Members have attended the meetings, and provided comments and input for the redevelopment plan. CCC has provided in-kind contributions to the project, of facilities for hosting meetings, volunteers, and access to its membership to promote the project. We anticipate partnering with BCDC to deliver community-based programs, and to serve as a referral source for programs once the project is complete.

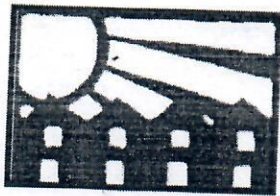
I believe that the Better Community Development Corporation, Inc. can have a positive impact on the revitalization of the community, and that this project supports the goals of the EPA Brownfields Cleanup Grant Program. CCC looks forward to partnering with BCDC to support the success of this project.

Sincerely,



Anthony W. Wallace  
Senior Pastor, Crossroad Christian Church





**FirstState**  
COMMUNITY ACTION AGENCY  
*People Helping People Build Community*

December 20, 2016

Deborah T. Wilson  
Executive Director  
Better Community Development Corporation, Inc.  
630 W. Division Street, Suite G  
Dover, DE 19904

Dear Ms. Wilson:

*Deborah*

I am writing this letter to support the EPA Brownfields Cleanup Grant application of the Better Community Development Corporation, Inc. (BCDC). The property site is in an area where there is limited access to services, specifically for youth. There are no public school buildings in the immediate area, and there is a lack of any type of youth center that can provide space for youth programs. This is the type of project that can have a sustainable impact on addressing the prevalent gaps in community services.

Community Action agencies were founded on the principles of changing lives, improving communities, and helping people help themselves and each other. Remediation of the site will contribute to a healthier community, and eliminate the blight caused by the former salvage yard. The project offers an opportunity for First State Community Action Agency to collaborate with BCDC to communicate with local residents about the scope and progress of the project, and serve as a potential program partner and source for referral once the project is complete.

I believe that the Better Community Development Corporation, Inc. can have a positive impact on the revitalization of the community, and that this project supports the goals of the EPA Brownfields Cleanup Grant Program. I fully support the application of BCDC, as they seek funding to support an initiative designed to serve an underserved community, and I look forward to partnering with BCDC to support the success of this project.

Sincerely,

*Bernice Edwards*

Bernice Edwards  
Executive Director

Stanford L. Bratton Building  
P. O. Box 877  
308 N. Railroad Avenue  
Georgetown, Delaware 19947  
Email: [firststatecaa.org](mailto:firststatecaa.org)

Phone: 302 - 856 - 7761  
800 - 372 - 2240  
Fax: 302 - 856 - 2599

Blue Hen Corporate Center  
655 S. Bay Road, Suite 4J  
Dover, Delaware 19901

Phone: 302 - 674 - 1355  
Fax: 302 - 674 - 5229

Rose Hill Community Center  
19 Lambson Lane, Suite 105 A  
New Castle, Delaware 19720

Phone: 302 - 498 - 0454  
Fax: 302 - 575 - 1409

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Executive Director  
Bernice Edwards



Member of  
Community Action Partnership





WE ARE LABORERS TOGETHER WITH GOD

113 N West St  
Dover, Delaware 19904  
Phone | 302.734.1763

December 20, 2016

Deborah T. Wilson  
Executive Director  
Better Community Development Corporation, Inc.  
630 W. Division Street  
Suite G  
Dover, DE 19904

Dear Ms. Wilson:

I am writing this letter to support the EPA Brownfields Cleanup Grant application of the Better Community Development Corporation, Inc. (BCDC). The site location and proposed development plan offer an opportunity to facilitate community development in the area, build partnerships, and expand community services. Solid Rock is excited about the project's potential to address underserved and unmet community needs. The remediation and redevelopment of the site will contribute to a healthier community, and eliminate the blight caused by the vacant salvage yard.

The Solid Rock Community Outreach Center currently serves as a resource center for all people within the Central Dover community. The center is a place for youth outreach and educational support, providing community developmental opportunities. The center also collaborates with other community entities, such as BCDC, to assist in building and sustaining our local community.

Solid Rock Community Outreach Center has partnered with BCDC to provide space for the project related public meetings, facilitating access for BCDC to residents in Central Dover. We anticipate partnering with BCDC to deliver community-based programs, and to serve as a referral source for programs once the project is complete.

I believe that the Better Community Development Corporation, Inc. can have a positive impact on the revitalization of the community, and that this project supports the goals of the EPA Brownfields Cleanup Grant Program. Solid Rock Community Outreach Center looks forward to partnering with BCDC to support the success of this project.

Sincerely,

William A. Grimes, Jr.  
Director, Solid Rock Community Outreach Center



DEPARTMENT OF NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL

DIVISION OF WASTE AND HAZARDOUS SUBSTANCES

SITE INVESTIGATION & RESTORATION SECTION

HAZARDOUS SUBSTANCE CLEANUP ACT  
POLICY ON BROWNFIELD GRANTS

March 2015

I. PURPOSE

(1) The purpose of this policy is for the Department of Natural Resources and Environmental Control ("DNREC" or the "Department"), Site Investigation and Restoration Section ("SIRS") to provide Brownfield Grant funding opportunities to assist any eligible party in paying "reasonable remedial costs incurred in responding to a hazardous substance remedy..." (7 Del. C. Section 9113(c)(4)). The monies are to be spent from the Hazardous Substance Cleanup Fund (the "Fund") as established under the authority of the Hazardous Substance Cleanup Act (HSCA), 7 Del. C., Section 9113. The Department will seek to give preference to brownfield redevelopment projects with public benefit, such as affordable housing (e.g. for low to middle income buyers), LEED Certified Green Buildings and development consistent with smart growth principles including Delaware Strategies for State Policies and Spending.

II. DEFINITIONS

(1) Brownfield Redevelopment Project means the redevelopment of vacant, abandoned or underutilized property with one or more sources of known or perceived contamination. A project may include multiple parcels or multiple operable units and includes all the planned development such as office buildings, residential units, or commercial units shown on the conceptual site plans for the project. In addition, all projects entailing multiple parcels, or projects that divide a single parcel into operable units (OUs) or HSCA identification numbers, are to be considered a single project, eligible for one (1) funding allocation regardless of the number and type of Brownfield Developers involved in the project.

(2) Chronic Violator means a facility or regulated party that is unable to maintain compliance or has engaged in a pattern of willful neglect or disregard with respect to the State's environmental permits, laws, or regulations as administered by the Department, and identified or designated as such pursuant to 7 Del. C. Chapter 79 and the regulations promulgated thereto.

(3) Fiscal Year means the State fiscal year, which runs from July 1 of a year through June 30 of the following year.

(4) LEED Certified Green Building means a project that has conformed and been certified by the Leadership in Energy and Environmental Design (LEED) Green Building Rating Program. ([www.usgbc.org](http://www.usgbc.org))

(5) Non-Profit means a 501(c)(3) corporation as defined in Title 26 of the United States Code (may include redevelopment authorities, community development corporations, churches, etc.).

(6) Public Entity means a State Agency or body, county or local government, housing authority or redevelopment authority.



### III. AMOUNT

(1) There may be authorized up to five million dollars (\$5,000,000) from the Fund in any fiscal year for the purpose of providing Brownfields Grant funding to eligible private and public entities. Of the five million dollars (\$5,000,000), five hundred thousand (\$500,000) will be set aside specifically to address groundwater contamination associated with Brownfield redevelopment projects.

(2) (a.) For Brownfields Grant funding for any one public entity or non-profit brownfield redevelopment project, no more than six hundred twenty-five thousand dollars (\$625,000) may be reimbursed or directly paid for costs incurred for assessment, investigation, remedial activities or Department oversight charges. Of this amount, the first five hundred thousand dollars (\$500,000) being a dollar to dollar direct payment, and the remaining one hundred twenty-five thousand dollars (\$125,000) being a fifty cents to the dollar direct payment for the balance. In addition, the redevelopment project would be eligible up to an additional seventy-five thousand (\$75,000) for reimbursement of costs associated with assessment, investigation, remedial activities or Department oversight charges for groundwater contamination. Of this additional amount, the first sixty thousand (\$60,000) being a dollar to dollar reimbursement, and the remaining fifteen thousand (\$15,000) being a fifty cents to the dollar reimbursement for the balance.

(b.) No more than one million dollars (\$1,000,000) may be allocated to any one non-profit or public entity in a single fiscal year.

(3) (a.) For Brownfields Grant funding to any one private entity brownfield redevelopment project, no more than two hundred thousand dollars (\$200,000) may be reimbursed or directly paid to any single private brownfield redevelopment project for costs incurred for assessment, investigation, remedial activities or Department oversight charges. Of this amount, the first one hundred twenty-five thousand dollars (\$125,000) being a dollar to dollar reimbursement, and the remaining seventy-five thousand dollars (\$75,000) being a fifty cents to the dollar reimbursement for the balance. In addition, the redevelopment project would be eligible up to an additional seventy-five thousand (\$75,000) for reimbursement of costs associated with assessment, investigation, remedial activities or Department oversight charges for groundwater contamination. Of this additional amount, the first sixty thousand (\$60,000) being a dollar to dollar reimbursement, and the remaining fifteen thousand (\$15,000) being a fifty cents to the dollar reimbursement for the balance.

(b.) No more than one million dollars (\$1,000,000) may be allocated to any one private entity in a single fiscal year.

(4) Direct payment is permitted once the invoices have been reviewed and signed by the Brownfield Developer and the consultant along with the proper documentation including a certification that the work has been completed and inspected.

(5) The fifty cents to the dollar reimbursement/direct pay may be waived in lieu of full funding if the redevelopment project is deemed affordable by the Delaware State Housing Authority or receives LEED or other nationally recognized energy or sustainable program certification.

(6) The fifty cents to the dollar reimbursement/direct pay may be waived in lieu of full funding, upon written request, for allowable expenses incurred during the months of March through May of the fiscal year provided reimbursement packages are submitted by June 1<sup>st</sup> of the same fiscal year provided that:



(a) The HSCA line item for the Brownfields grants must have, at a minimum, \$500,000 (five hundred thousand dollars) in the account as of March 1st of the fiscal year;

(b) The Brownfield Developer, private or public/non-profit, must be within the fifty-cent to the dollar stage of their grant funding; and

(c) Only invoices for work completed during the current fiscal year will be eligible for the waiver.

(7) Brownfield redevelopment projects are limited to the amount that the eligible entity may receive pursuant to the limits listed above.

#### **IV. ELIGIBILITY FOR BROWNFIELD GRANTS**

(1) Public, non-Profit and private prospective purchasers are eligible to apply for State Brownfield Grant funding under the following conditions:

(a) The property must be certified as a Brownfield pursuant to Section 3.4.3 of *The Regulations Governing Hazardous Substance Cleanup*. Certification may be applied for in conjunction with the application for funding;

(b) Non-profit applicants must be able to demonstrate their legal status;

(c) The applicant must affirmatively demonstrate that they/it did not cause or contribute to the actual release(s) of hazardous substances;

(d) The applicant is in full compliance with all other environmental requirements in Delaware;

(e) The applicant must not be a chronic violator; and

(f) The applicant must not be subject to any current enforcement action from any State or Federal environmental agency unless such enforcement action is, in the opinion of the Secretary, adequately resolved with the applicable agency.

#### **V. USE OF FUNDS**

(1) Monies awarded under the Brownfields Grant program must be used solely for environmental assessments, investigation, remedial activities approved by the Department, or for Department oversight charges. Approved and non-approved activities are detailed in the Brownfields Grant Eligible Expenses Guidance.

(2) Remediation costs, as specified by a Final Plan of Remediation, that were incurred prior to the Brownfield Developer taking title to the property, will only be reimbursed after the Brownfield Developer takes title to the property.

(3) Funding is not available for activities required by the Department to remedy site conditions referenced in a Notice of Violation (NOV) or Secretary's Order without pre-approved permission from the Department in writing.

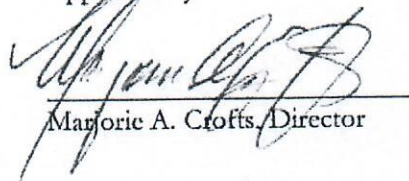
## VI. APPLICATION FOR FUNDING

- (1) Funding shall be provided only to those parties who apply to the DNREC using the *Delaware Hazardous Substance Cleanup Act Joint Application for Brownfields Development Agreement and Brownfields Certification/Grant Funding*.
- (2) Funding shall be provided only to those applicants who have entered into a Brownfield Development Agreement (BDA) prior to taking title to the certified brownfield.
- (3) Upon request by the Secretary, or his designee, the applicant shall provide any and all documentation regarding all completed and ongoing environmental investigations of the property.

## VII. MISCELLANEOUS

- (1) The Secretary, or his designee, shall include the Brownfields Grant appropriations in the annual budget and provide 5-year projections of such expenditures from the Fund as directed by 7 Del. C., §§ 9104(c)(2) and (3).
- (2) Any Brownfield grant decision under this policy is in the sole, non-reviewable discretion of the Secretary or his designee.
- (3) All requests for payments from the Department for allowable reimbursement or direct pay costs shall be accompanied by a certificate from the qualified consultant stipulating that the costs are true and accurate to the best of their knowledge.
- (4) Brownfields Grant funding may be available upon completion of the brownfield redevelopment project or in partial increments during the brownfield redevelopment project, of no less than two thousand dollars (\$2,000) or quarterly, prior to the final payment.
- (5) Eligible grant funds unused by any Brownfield Grant approved entity within a single fiscal year shall not be carried over to the following fiscal year.
- (6) This policy supersedes the prior policy dated November 2006, May 2011, June 2013 and July 2014.
- (7) All Brownfield Grant Funding under this Policy is subject to having sufficient funding available in the State HSCA fund.

Approved by:



Marjorie A. Crofts, Director

3.12.15

Date



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START DATE:11/21/16

STOP DATE :11/21/16

**Better Community Development  
Corporation, Inc.  
Notice of Public Meetings**

The Better Community Development Corporation, Inc. (BCDC) with principal offices located at 630 W. Division St., Dover, DE 19904 hereby invites you to public meetings that will be held on **Tuesday, November 29, 2016, at 6:30 p.m.** in the Multipurpose Room of the Solid Rock Community Outreach Center, 109 N. West Street, Dover, DE 19904 and **Thursday, December 1, 2016, at 6:30 p.m.** in the Multi-purpose Room of the Cheswold Fire Hall, 371 Main St., Cheswold, DE 19936.

The purpose of these meetings is to provide information on the intended use and proposed programs following the Brownfields redevelopment of the property located at 4929 N. DuPont Highway, Dover, DE 19901. Proposed site development will facilitate programs and services designed to empower individuals and families, addressing gaps in services and unmet needs in the areas of education, housing, self-sufficiency services, health and wellness and economic development.

Better Community Development Corporation, Inc. is a non-profit organization, 501(c)(3); and, according to federal guidelines, the corporation hereby discloses its intent to pursue public funding through the EPA Brownfields Cleanup Grant.

If you, or someone you know, believe that you are a member of the community that may benefit from - or be impacted by - the outlined services, you are encouraged to attend the public meeting(s). These meetings will provide members of the public with information regarding the planned services and intended service population.

In accordance with federal guidelines, persons with disabilities who require unique accommodation to attend or participate in the meeting(s) should please contact Debbie Wilson at 302-401-1810; or, by email at [dwilson@kingdombusiness.org](mailto:dwilson@kingdombusiness.org). Every effort will be made to accommodate members of the community with special needs.

We appreciate your consideration and look forward to your participation.  
154482 DSN 11/21/2016

Better Community  
Development  
Corporation, Inc.

Notice of Public Meeting

The Better Community Development Corporation, Inc. (BCDC) with principal offices located at 630 W. Division, Dover, DE hereby invite you to public meetings to be held on Tuesday, November 29, 2016, at 6:30 p.m. in the Multipurpose Room of the Solid Rock Community Outreach Center, 109 N. West Street, Dover, DE 19904 and Thursday, December 1, 2016, at 6:30 p.m. in the Multipurpose Room of the Cheswold Fire Hall, 371 Main St, Cheswold, DE 19936

The purpose of the meeting is to provide information on the intended use and proposed programs following the brownfields redevelopment of the property located at 4929 N. DuPont Highway, Dover, DE 19901. Proposed site development will facilitate programs and services designed to empower individuals and families, addressing gaps in services and unmet needs in the areas of education, housing, self-sufficiency services, health and wellness and economic development.

Better Community Development Corporation, Inc. is a non-profit organization, 501(c)(3); and, according to federal guidelines, the corporation hereby discloses their intent to pursue public funding through the EPA Brownfield Cleanup Grant.

If you or someone you know believe that you are a member of the community that may benefit from or be impacted by the outlined services, you are encouraged to attend the public meeting. The meeting will provide members of the public with information regarding the planned services and intended service population.

In accordance with federal guidelines, persons with disabilities who require accommodation to attend or participate in this meeting should please contact Debbie Wilson at 302-401-1810, or by email at [dwilson@kingdombusiness.org](mailto:dwilson@kingdombusiness.org). Every effort will be made to accommodate members of the community with special needs.

We appreciate your consideration and look forward to your participation.

\*...Better Community  
Development  
Corporation, Inc...\*

DP 11/23/2016  
573730





\*\*\*\*\*

## **“DOVER” & “CHESWOLD”**

### **COMMUNITIES...**

### **WE NEED YOUR INPUT NOW!!!!**

\*\*\*\*\*

The Better Community Development Corporation, Inc. - a 501(c)(3) non-profit organization - is inviting you to a public meeting in order to discuss its intent on applying for an EPA Brownfields Clean Up Grant for the property located at 4929 N. Dupont Hwy., Dover, DE 19901.

The redevelopment of the property will support programs and services designed to empower individuals and families within the community, address gaps in services and unmet needs in the areas of education, housing, self-sufficiency services, health and wellness, and economic development.

**PLEASE COME...**

**SO YOU CAN “KNOW”...**

**AND WE CAN “GROW”...**

**TOGETHER!!!**

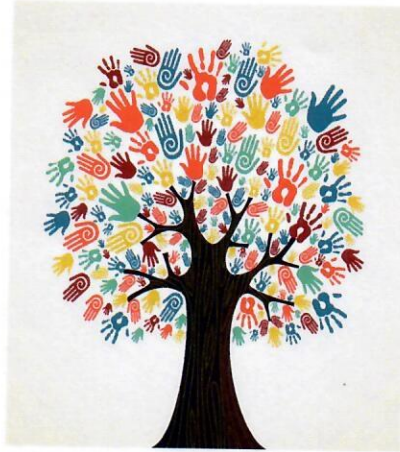
Dates/Times/Locations:

- **Tuesday, November 29, 2016, at 6:30p.m. - Solid Rock Baptist Church in their multipurpose room: 109 N. West St., Dover, DE 19904**
- **Thursday, December 01, 2016, at 6:30p.m. - Cheswold Fire Hall in their multipurpose room: 371 Main St., Cheswold, DE 19936**

We know you care and we hope to see “YOU” there!!!!

For more information, please contact... **Debbie Wilson** at **302.401.4810**; or, by email **[dwilson@kingdombusiness.org](mailto:dwilson@kingdombusiness.org)**





***Better Community Development Corporation, Inc.***  
***Community Meeting Agenda***

Solid Rock Community Outreach Center  
109 N. West St.  
Dover, DE 19904

November 29, 2016  
6:30 p.m.

- I. Welcome – Tolano D. Anderson, Board President
- II. Introductions – Present Board Members and Community Representatives
- III. General Project Overview
- IV. Better Community Development Corporation, Inc. – Deborah Wilson, Executive Director
  - a) Program Services
  - b) Future Vision
- V. Question and Answers
- VI. Community Survey
- VII. Adjournment



***Better Community Development Corporation, Inc.***  
***Community Meeting Agenda***

Cheswold Fire Hall  
371 Main St  
Cheswold, DE 19936

December 1, 2016  
6:30 p.m.

- I. Welcome – Tolano D. Anderson, Board President
- II. Introductions – Present Board Members and Community Representatives
- III. General Project Overview
- IV. Better Community Development Corporation, Inc. – Deborah Wilson, Executive Director
  - a) Program Services
  - b) Future Vision
- V. Question and Answers
- VI. Community Survey
- VII. Adjournment



Better Community Development Corporation, Inc.

Public Meeting

November 29, 2016

Solid Rock Community Outreach Center

6:30 pm - 8:00 pm

	NAME	ADDRESS	EMAIL
1.	Leatha Lively	137 Center St., Camden, De	livelyleatha@hotmail.com
2.	Ellen Dunn	35 Arlberg Circle Dover DE	TELEEE@AOL.COM
3.	Lauren Staley	141 NORWICH <sup>Dover DE</sup> 19901	
4.	Betty Adams	30 Moriarity St. <sup>Dover DE</sup> 19901	
5.	Bo & Janice Campbell	2795 Hartly Rd., Hartly DE	hycampbell 5355@gmail.com
7.	Earl & Rosetta Jackson	319 Pebble Dr., Camden, DE 19934	ejackjr@comcast.net
9.	Nancy J Overdale	87 Old Forge Dr. Dover, DE 19904	NAnCidee57@usn.com
10.	Yvonne Mullen	55 Rockford Crossing Dover DE 19901	Yvonne Mullen 714@gmail.com
11.	DIANE JONES	389 FREAR DR, DOVER, DE 19901	
12.	Jeneé Queh	243 NORTHDOWN DRIVE DOVER, DE 19904	jeneequesh@yahoo.com
13.	Margo Waller	52 Dove Creek Terrace Dover DE	
14.	Sadé Truett	504 Ann Moore Street Dover, DE 19904	struett@gmail.com
15.	Betty D. Henry	343 Baldwin Dr Smyrna DE 19977	
16.	Anthony Wallace	52 Dove Creek Terrace Dover, DE	
17.	Rose Washington	301-A W. Lockerman St. Dover, DE 19904	Rose, I Am Your DESTINY @gmail.com
18.	Debbie Wilson		
19.	Tolano Anderson		

# PUBLIC MEETING NOTES

SOLID ROCK BAPTIST CHURCH

DOVER, DE

November 29, 2016

- Home Health Care
  - Training for people for terminal illnesses, long-term patient care, etc.)
- Senior Care (senior programs?)
- Affordable Housing
  - Programs to eradicate poverty mi
  - FINANCIAL counseling
- \*\*\* ALL housing is connected with programs
- How much square footage (new structures)
  - Bldg. 1
  - Bldg. 2
  - Bldg. 3
  - Total Sq. Ft.
- Re-entry program for ex-convicts/prisoners
- Youth programs
- Veteran's Care/Housing
- Banquet room (Space available for renting out to the public?)
  - Banquet/Conferencing Space (back building former "DESTINY" bldg. )
- Gym – (Sports & Physical activities for youth)
  - Expand – an additional 3 ½ acres in the back (potential for other things)
  - EXCELLENT FUNDS GENERATOR
- **STEM vs. STEAM**

○ Science		Science
○ Technology	vs	Technology
○ Engineering		Engineering
○ Math		Arts
○		Math
- Wetlands – Open up to college students to do a study
  - Can receive a GRANT when doing this
  - Previous project...students discovered a UNIQUE bird and Comcast did a story
- Wetlands mitigation done for CCC
  - JURISDICTIONAL WETLANDS (CURRENTLY)



Better Community Development Corporation, Inc.

Public Meeting

December 1, 2016

Cheswold Fire Hall

6:30 pm - 8:00 pm

	NAME	ADDRESS	EMAIL
1.	Monica Delapara	77 Larkspur Lane	
2.	Joseph Delapara	Smyrna, DE 19977	jdeacon05@hotmail.com
3.	Henrietta Ward	22 Ranza Lane Smyrna, DE 19977	botwardp@verizon.net
4.	Joanne Womack	418 Cowgill St. Dover, DE 19901	
5.	Jerome Davis	418 Cowgill St. Dover D.C. 19901	Handcraftedshoerepair@gmail.com
6.	Andre Boggetti		AmBoggetti@yahoo.com
7.	Shanta Jeffers		shajeffers@ipho.com
8.	Dorothy Denegal	120 Jessicalyn Dr. Dover DE 19904	dorothydenegal@gmail.com
9.	Anthony Morris	302 Jeffrey Place Apt 304 Dover, DE 19904	anthonymorris@gmail.com
10.	Andrew Sokas	941 Boggs Drive Dover, DE 19901	
11.	David Solomon	309 Springfield Way Dover, DE 19904	
12.	Dale A Smith	589 W. Denny's Rd Dover, DE 19904	
13.	Eunice Kennedy	148 Willis Road Apt A Dover, DE 19901	eKennedy850@gmail.com
14.	Anthony Wallace	52 Dove Creek Terr Dover DE 19901	sparkfaith2@hotmail.com
15.	Lourenda Thomas	W Newells Creek Dr Camden DE 19934	vtThomas921@yahoo.com
16.	Van Thomas		
17.	Barbara Johnson	997 Boggs Dr. Dover, Del. 19901	
18.	Jonathon Graham	592 Ashland Ave Camden DE 19934	scoster1261@yahoo.com
19.	Esther Fuller	21575 Cobbage Pond Rd Lincoln DE	defullers@yahoo.com
20.	Greg Fuller		



(BCDC) Dec. 1, '16 - Cheswold Fire Hall

"S" = Needs a Survey sent to Email address

	<u>Name</u>	<u>Address</u>	<u>Email</u>
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21.	MILTON MELENDEZ	583 BARREX CT SMYRNA DE 19977	MMWfamily@gmail.com
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22.	WALTER MELENDEZ	583 BARREX CT SMYRNA DE 19977	MMWfamily@gmail.com
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23.	Terry Tolson	10337 Westville Rd. Wyo. Dg. 19934	Holison324@aol.com
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24.	Kesha Morris	302 Jeffry Place #304 19904	Kesha.morris@gmail.com
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25.	Katrina Brumble	90 Queen Anne Ct	
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26.	John Cherry	596 Willowood Dr	Nchero2@gmail.com
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27.	Carrie Robinson	112 Peach Peddler Path Dover 19901	
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"S" 28.	Lenita Green	110 Katrina Way Apt 204 Dover 19904	lenita1970@gmail.com
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"S" 29.	ESTHER GRAHAM	592 Ashland Garden 19934	egraham@necolivo.org
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	<u>NAME</u>	<u>Address</u>	<u>Email</u>
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"S" 30.	ERNEST DAVIS	104 STONE RIDGE DVER 19901	
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31.	Tolano Anderson		PRODCCALS REST@aol.com
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32.	Debbie Wilson		
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33.	Rose Washington	301-A W. Lockerman St. Dover, DE 19904	Rose.IAmYourDestiny@gmail.com
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# PUBLIC MEETING NOTES

CHESWOLD FIRE HALL  
CHESWOLD, DE  
December 01, 2016

- Will solar energy be considered in the new buildings?
- Employment – What processes will BCDC be using in this area?
- Veteran's Services
  - Counseling
  - Jobs
  - Housing
  - Transitional Services
  - \*\*THERE'S NEVER ENOUGH RESOURCES FOR OUR VETS
  - (PUSH 22....everyday, 22 vets commit SUICIDE EVERYDAY!!! – Bring awareness to our vets (post-traumatic stress disorder and depression))
- Retail options? (Allow training and transition onward?)
- Land remediation...
  - Partner with Universities
    - Internship for students
    - Employment opportunities (O.J.T.)
- Water – (Drinking Water...TESTING)
  - Is it SAFE for the community?
  - (\$128K + spent to TEST, using public water onsite)
- Police harassment
  - Group to fight against police brutality within the community against minorities
    - Partners/Advocates to address the issues/concerns of racial divide
- Meeting held with 200 Fraternity members
  - Pay to Host meeting (Expected to pay)
  - Pay to feed attendees (Also, expected to pay)
    - Difficult to accommodate...limited/no access to kitchens...STRUGGLING to find adequate and comfortable space to rent
      - Renting the FACILITY...Commercial kitchen (AVAILABILITY????)
- Is long term leasing an option in the new structures? (Fraternity events...or, for other entities/events)
  - BCDC wants to look for PARTNERS....we recognize space is a PREMIUM
- Social Services – Partnering?
  - (Established/Existing list of partners)

- FIRST STATE COMMUNITY ACTION
- MENTAL HEALTH/WHOLISTIC APPROACH

- Partnering WORKS
  - Brings recognition to your organization
  - Attracts GRANT opportunities
- BIG Businesses will give (\*\*Letter required)
- Are we reaching out to potential partners NOW...for forthcoming projects?
- We ARE partnering NOW...
  - Silver Linings Holding Corporation, Inc.
  - DELA
  - CCC
  - Fraternities
  - Universities
  - GVEC
  - Even with EVERYONE present tonight in this meeting
- Trailer Park – has 402 trailers
- Another nearby park – has 270 (up the road)
- These are communities severely underserved (we're working diligently trying to accommodate the community)
- Homework/Studies – programs to assist children/students
- Small Minority Business Owners/Entrepreneurs
  - Services / Federal Contracting
  - SBA – Wilmington, DE (Lack of communication in Kent County)
    - SUCCESSFUL Small Minority
- Senior Activities
  - No school building..... community center
  - Youth programs.....(#1 request)
- Expansion....Wetlands  
(The POTENTIAL is INCREDIBLE)
- KING DAVID'S KINGDOM...was a CIVIC & SECULAR SOCIETY  
NOT ONLY architectural....but, amongst other things, as well
- THINGS TO FOCUS ON...
  - ❖ WHAT IS "NEEDED"?
  - ❖ WHT CAN WE BE EFFECTIVE AT?
  - ❖ WHEN CAN IT GET CONSTRUCTED?



# BCDC Community Survey

December 4, 2016

Better Community Development Corporation, Inc.

Primary Geographic Location	Dover	Cheswold	Smyrna	Magnolia	Camden	Clayton	Felton
	18	1	7	0	7	0	0

Primary Geographic Location	Harrington	Frederica	Greenword	Rehobeth	Townsend	New Castle
	0	0	0	0	0	0

Household Members	1	2-5	6-9	10+	Total
	5	27	2	0	34

Age Groups	0-5	6-12	13-18	19-35	36-55	56-65	66+
Adult Households	Children 6	Children 6	Children 5	14	19	22	12
Total Households With School Aged Childrer	Total Children	17			Total Adults	67	

Travel Distance for Basic Service	0-5 mi	6-10mi	11-15mi	16-20mi	21-50mi	50+	
	18	8	1	3	2	0	32

Approximate Household Income	Under \$50,000	\$50,001-\$78,000	\$78,001-\$110,000	\$110,001-\$150,000	Above \$150,000	Total
	8	10	6	5	0	29

Program Participation Questionnaire	Not Likely	Somewhat Likely	Very Likely
Educational Services	5	15	13
Counseling Services	5	17	10
Medical Services	3	9	21
Other	13	41	44

Ethnicity	Caucasian	Black	Pacific Islander	Native American	Hispanic-Latino	Hispanic-Non Latino	Middle Eastern
	0	24	0	3	1	0	0

**Silver Linings Holding Company/ Better Community Development Corporation, Inc.**

**Public Meetings and Survey Feedback**

The following is a prioritized list of identified issues/ community needs relayed during the two public meetings, or written in on the community surveys.

- Youth programs and services
  - Life skills training
  - After school/ summer programs
  - Sports Leagues
  - Physical activity
  - Community Center or safe gathering place for youth
  - Services and programs inclusive of parent participation
  - Affordable, quality child care
  - Counseling for children and youth, support groups
  - Leadership training
  - Mentoring
- Education focus
- Community Gym
- Economic Development
  - Need for better employment opportunities
  - Job training
  - Financial education literacy
  - Entrepreneurship
- Transportation
- Drug counseling/ mental health treatment
- Housing
  - Affordable housing
  - Transitional housing
  - Home ownership
- Reentry services for ex-offenders
- Senior programs
- Holistic approach to services
- Focus on building community unity, cohesiveness and valuing diversity
- Environmental education
- Growing food, community gardens
- Information and referral service for community resources
- Health services/ education



## SLHG Community Survey

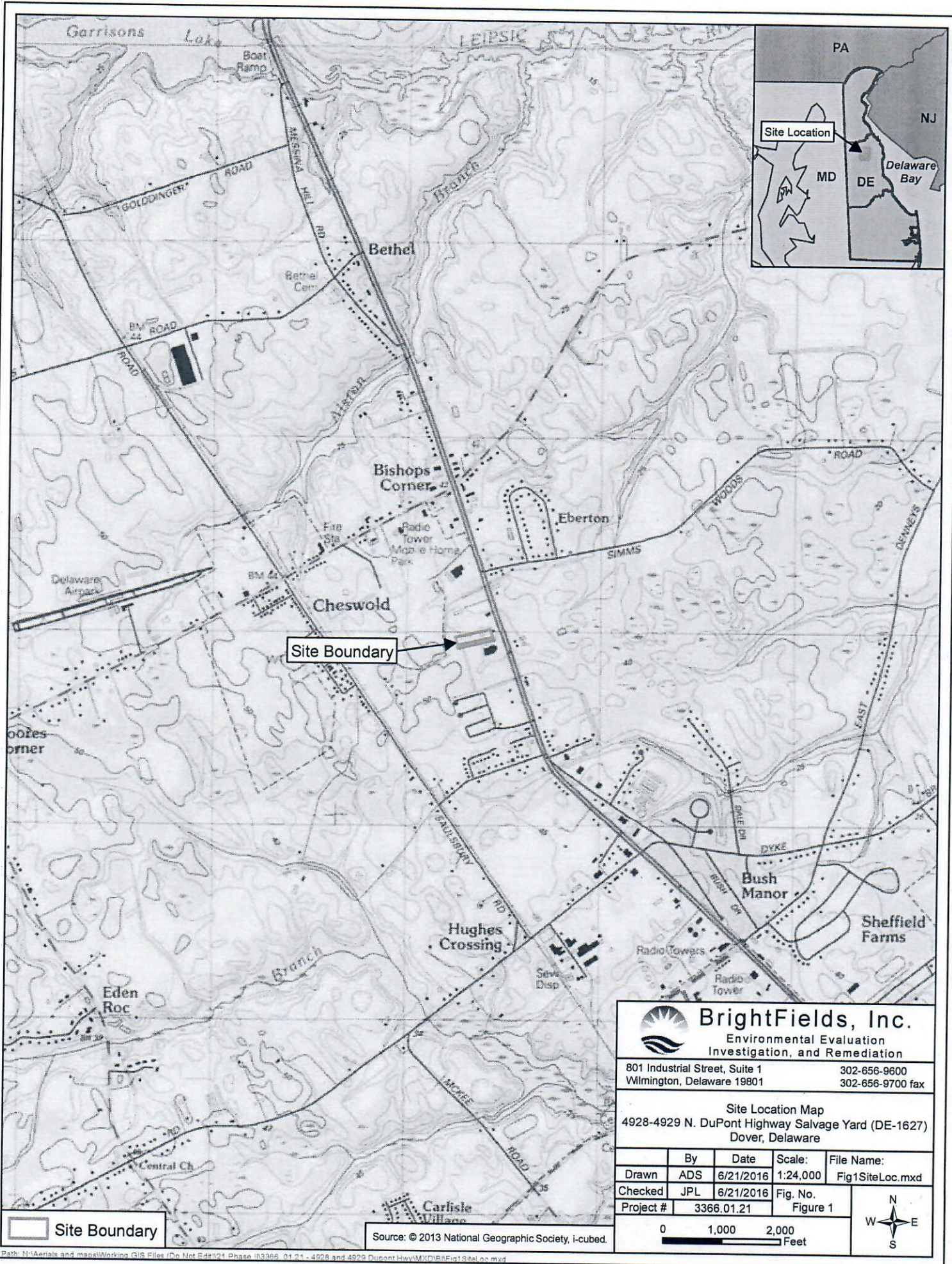
June 27, 2016

Silver Linings Holding Corporation, Inc.

Primary Geographic Location	Dover	Cheswold	Smyrna	Magnolia	Camden	Clayton	Felton
	65	6	17	8	4	2	2
Primary Geographic Location	Harrington	Frederica	Greenword	Rehobeth	Townsend	New Castle	
	1	1	1	1	2	2	
Household Members	1	2-5	6-9	10+	Total		
	9	95	9	0	113		
Age Groups	0-5	6-12	13-18	19-35	36-55	56-65	66+
Adult Households	Children 24	Children 47	Children 34	63	96	32	37
Total Households With School Aged Children	Total Children	119			Total Adults	228	
Travel Distance for Basic Services	0-5 mi	6-10mi	11-15mi	16-20mi	21-50mi	50+	
	49	27	14	8	8	4	110
Approximate Household Income	Under \$50,000	\$50,001-\$78,000	\$78,001-\$110,000	\$110,001-\$150,000	Above \$150,000	Total	
	36	33	25	9	2	105	
Program Participation Questionnaire	Not Likely	Somewhat Likely	Very Likely				
Educational Services	13	38	62				
Counseling Services	22	42	49				
Medical Services	18	29	66				
Other	53	109	177				
Ethnicity	Caucasion	Black	Pcaific Islander	Native American	Hispanic-Latino	Hispanic-Non Latino	Middle Eastern
	14	73	8	7	0	2	2







# **BrightFields, Inc.** Environmental Evaluation Investigation, and Remediation

801 Industrial Street, Suite 1 302-656-9600  
Wilmington, Delaware 19801 302-656-9700 fax

**Site Location Map**  
4928-4929 N. DuPont Highway Salvage Yard (DE-1627)  
Dover, Delaware

	By	Date	Scale:	File Name:
Drawn	ADS	6/21/2016	1:24,000	Fig1SiteLoc.mxd
Checked	JPL	6/21/2016	Fig. No.	
Project #	3366.01.21		Figure 1	

0 1,000 2,000  
Feet



Source: © 2013 National Geographic Society, i-cubed.





70 2016 00290065

Kent County  
Betty Lou McKenna  
Recorder of Deeds  
Dover, DE 19901

Instrument Number: 2016-290065

Recorded On: February 03, 2016

As-Deed

Parties: COLLINS ROSE

To BETTER COMMUNITY DEVELOPMENT CORPORATION

# of Pages: 4

## Comment:

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

Deed 71.00

# of Pages 3

# of Parcel IDs 2

Total: 71.00

## Realty Tax Information

Affidavit Attached-No

## STATE AND COUNTY OF KENT

Value 600,000.00

State of Delaware 9,000.00

County of Kent 9,000.00

18,000.00

*I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,***\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

## File Information:

## Record and Return To:

Document Number: 2016-290065

Receipt Number: 356125

Recorded Date/Time: February 03, 2016 10:22:22A

Book-Vol/Pg: BK-RE VL-7957 PG-33

User / Station: C Yerkes - Cashier 4

CURLEY DODGE &amp; FUNK

250 BEISER BOULEVARD

SUITE 202

DOVER DE 19904

*Betty Lou McKenna*

3  
2 parcels  
\$ 71.

Parcel No. LC-00-046.00-01-33.01-000  
Prepared by: LC-00-046.00-01-33.02-000  
Sandra W. Dean, Esq.  
12322 Willow Grove Road  
Camden, DE 19934

DEED

THIS DEED made this 2<sup>nd</sup> day of Feb 2016, between Rose Collins individually and as Executrix of the Estate of Beatrice Berger, party of the first part,

AND

Better Community Development Corporation, a Delaware non profit corporation, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, hereby grants and conveys unto the said party of the second part, its successors and assigns:

LC-00-046.00-01-33.01-000

ALL that certain lot, piece, or parcel of land situated in Little Creek Hundred, Kent County, Delaware, said lot lying on the Westerly side of U.S. Route #13, North DuPont Highway, and being as shown on a plan of Elliott Surveying dated 10/5/15 (CN:09.14-15), said lot being bounded as follows; on the North and West by lands now or late of Kriss Industrial Park, LLC, on the East by Route #13, and on the South by tax parcel 33.02; being more particularly described as follows; Beginning at a set re-bar on the Westerly side of Route #13, a corner for this lot and lands of the said Kriss Industrial Park, LLC, said point being located South 10 deg. 00 min. 30 sec. East 2,640 feet, more or less, from the point of commencement, which said point is the intersection of the Westerly side of Route #13 with the centerline of Delaware Route #42, Main Street, said course is as measured, in part, along the Westerly side of Route #13; thence proceeding from the said point of beginning, with the Westerly side of Route #13, South 10 deg. 00 min. 30 sec. East 142.00 feet to a set re-bar, a corner for the said tax parcel 33.02, thence with the same, South 85 deg. 27 min. 10 sec. West 615.00 feet to a found re-bar, a corner for the said Kriss Industrial Park, LLC, thence with the same the following two (2) courses and distances: (1) North 10 deg. 00 min. 30 sec. West 142.00 feet to a found re-bar, thence; (2) North 85 deg. 27 min. 10 sec. East 615.00 feet to a point, the point of beginning. Containing within said metes and bounds 1.9957 acres of land, more or less, and being known as #4929 North DuPont Highway.

Being the same lands and premises which were conveyed to Jack A. Berger, Beatrice Berger and Cindy Ellen Berger Thorp by deed of Jack A. Berger and Beatrice Berger dated the 13<sup>th</sup> day of June A.D., 2001 and recorded in the Office of the Recorder of Deeds, Kent County, Delaware in Deed Record Book 420, Page 283.



LC-00-046.00-01-33-02-000

ALL that certain lot piece or parcel of land situated in Little Creek Hundred, Kent County, Delaware, said lot lying on the Westerly side of U.S. Route #13, North DuPont Highway, and being as shown on a plan of Elliott Surveying dated 10/5/15 (CN:09.14-15), said lot being bounded as follows; on the North by tax parcel 33.01, on the East by Route #13, on the South by lands now or late of Crossroad Christian Church, Inc., and on the West by lands now or late of Kingdom Business, Inc.; being more particularly described as follows; Beginning at a set-rebar on the Westerly side of Route #13, a corner for this lot and the said tax parcel 33.01, said point being located South 10 deg. 00 min. 30 sec. East 2,782 feet, more or less from the point of commencement which said point is the intersection of the Westerly side of Route #13 with the centerline of Delaware Route #42, Main Street, said course is as measured, in part, along the Westerly side of Route #13; thence proceeding from the said point of beginning, with Westerly side of Route #13, South 10 deg. 00 min. 30 sec. East 60.00 feet to a point in line of lands of the said Christian Church, said point being located South 85 deg. 27 min. 10 sec. West 0.55 feet from a found iron pipe, thence proceeding with line of lands of the said Christian Church, South 85 deg. 27 min. 10 sec. West 615.00 feet, passing over a found iron pipe at 614.65 feet, to a point in line of lands of the said Kingdom Business, Inc., thence with the same, North 10 deg. 00 min. 30 sec. West 60.00 feet to a found re-bar, a corner for the said tax parcel 33.01, thence with the same, North 85 deg. 27 min. 10 sec. East 615.00 feet to a point, the point of beginning. Containing within said metes and bounds 0.8433 acres of land, more or less, and being known as #4929 North DuPont Highway.

Being the same lands and premises which were conveyed to Jack A. Berger, Beatrice Berger and Cindy Ellen Berger Thorp by deed of Jack A. Berger and Beatrice Berger dated June 13, 2001 and recorded in the Office of the Recorder of Deeds of Kent County Delaware in Deed Record Book 420, Page 285.

Cindy Ellen Berger Thorp died on May 2, 2009 and Jack A. Berger died on September 5, 2012, leaving Beatrice Berger as the surviving joint tenant.

Beatrice Berger died on July 18, 2013, naming Rose Collins as Executrix of her Last Will and Testament and ordering the sale of real estate.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year aforesaid.

Sealed and Delivered  
In the Presence of:

\_\_\_\_\_  
Witness

Rose Collins <sup>EXTR</sup> (SEAL)  
Rose Collins, individually and as  
Executrix of the Estate of Beatrice Berger

STATE OF DELAWARE

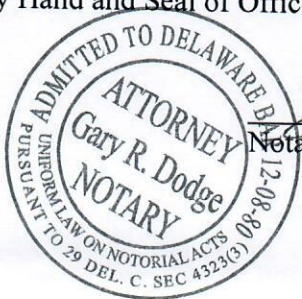
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:SS.

COUNTY OF KENT

:

BE IT REMEMBERED, that on this 2nd day of Feb in the year of our Lord, 2016 personally came before the subscriber a Notary Public in and for the State and County aforesaid Rose Collins party to this Indenture, known to me personally to be such, and she acknowledged this Indenture to be her Act and Deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.



Gary R. Dodge  
Notary Public



CINCINNATI OH 45999-0038

In reply refer to: 0248344558  
May 11, 2016 LTR 4168C 0  
20-0774119 000000 00

00021281  
BODC: TE

BETTER COMMUNITY DEVELOPMENT  
CORPORATION INC  
% ANTHONY WALLACE  
630 W DIVISION ST STE A  
DOVER DE 19904



003042

Employer ID Number: 20-0774119  
Form 990 required: YES

Dear Taxpayer:

This is in response to your request dated May 02, 2016, regarding your tax-exempt status.

We issued you a determination letter in September 2004, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit [www.irs.gov](http://www.irs.gov) or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

0248344558  
May 11, 2016 LTR 4168C 0  
20-0774119 000000 00  
00021282

BETTER COMMUNITY DEVELOPMENT  
CORPORATION INC  
% ANTHONY WALLACE  
630 W DIVISION ST STE A  
DOVER DE 19904

Sincerely yours,

*Doris P. Kenwright*

Doris Kenwright, Operation Mgr.  
Accounts Management Operations 1

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Better Community Development Corporation, Inc.

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

20-0774419

\* c. Organizational DUNS:

0804281560000

### d. Address:

\* Street1:

630 W. Division Street

Street2:

\* City:

Dover

County/Parish:

\* State:

DE: Delaware

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

19904-2760

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Deborah

Middle Name:

T.

\* Last Name:

Wilson

Suffix:

Title:

Executive Director

Organizational Affiliation:

\* Telephone Number:

302-401-4810

Fax Number:

302-744-9380

\* Email:

dwilson@kingdombusiness.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-09

\* Title:

FY17 Guidelines for Brownfields Cleanup Grants

### 13. Competition Identification Number:

NONE

Title:

None

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Better Community Development Corporation, Inc. Site 4928-4929 N. DuPont Highway Salvage Yard Clean Up.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="42,700.00"/>
* c. State	<input type="text" value="625,000.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="867,700.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: